

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Independence

State: MO

PJ's Total HOME Allocation Received: \$7,194,967

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	7			
% of Funds Committed	98.13 %	93.43 %	1	93.41 %	86	90	
% of Funds Disbursed	90.10 %	87.89 %	3	84.68 %	68	73	
Leveraging Ratio for Rental Activities	3.92	4.06	5	4.72	50	44	
% of Completed Rental Disbursements to All Rental Commitments***	96.45 %	97.33 %	5	80.76 %	41	50	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.35 %	70.78 %	7	68.18 %	17	16	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.79 %	69.99 %	5	80.32 %	18	16	
% of 0-30% AMI Renters to All Renters***	24.16 %	33.09 %	4	45.16 %	20	17	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.60 %	98.25 %	7	95.04 %	16	16	
Overall Ranking:			In State:	7 / 7	Nationally:	35 31	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,865	\$25,067		\$26,037	149 Units	16.50 %	
Homebuyer Unit	\$3,950	\$12,257		\$14,755	754 Units	83.50 %	
Homeowner-Rehab Unit	\$0	\$11,540		\$20,487	0 Units	0.00 %	
TBRA Unit	\$0	\$3,232		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,242	\$74,971	\$0
State:*	\$126,371	\$80,170	\$15,626
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	83.0	88.8	0.0	0.0	Single/Non-Elderly:	30.4	45.6	0.0	0.0
Black/African American:	8.9	2.5	0.0	0.0	Elderly:	19.3	1.2	0.0	0.0
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	25.9	17.7	0.0	0.0
American Indian/Alaska Native:	0.7	0.1	0.0	0.0	Related/Two Parent:	16.3	26.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0	Other:	8.1	9.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.5	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	0.0	0.0					
Asian/Pacific Islander:	1.5	0.7	0.0	0.0					
ETHNICITY:									
Hispanic	5.9	6.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	45.2	42.1	0.0	0.0	Section 8:	5.2	0.1 [#]		
2 Persons:	29.6	21.2	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	12.6	16.7	0.0	0.0	Other:	11.1			
4 Persons:	6.7	10.9	0.0	0.0	No Assistance:	83.7			
5 Persons:	4.4	5.6	0.0	0.0					
6 Persons:	1.5	2.3	0.0	0.0					
7 Persons:	0.0	0.4	0.0	0.0					
8 or more Persons:	0.0	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Independence

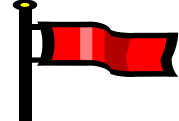
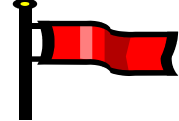
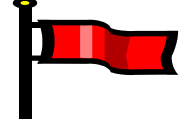
State: MO

Group Rank: 35
(Percentile)

State Rank: 7 / 7 PJs

Overall Rank: 31
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	96.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	47.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	90.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.56	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3